



Order Filed on February 5, 2024  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-2(c)**

Stern Lavinthal & Frankenberg LLC  
103 Eisenhower Parkway - Suite 100  
Roseland, NJ 07068  
Telephone Number (973) 797-1100  
Facsimile Number (973) 228-2679  
Email: mcozzini@sternlav.com  
Attorneys for Secured Creditor,  
**Cenlar FSB as servicer for CitiMortgage, Inc.**  
By: Maria Cozzini, Esq.

In Re:

**Almoataz B Basuoni Jr.**

Debtor(s)

Case No.: 22-17394-MBK

Chapter: 13

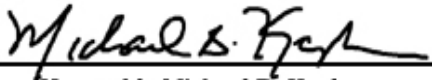
Evidentiary Hearing: January 18, 2024

Judge: Michael B. Kaplan, U.S.B.J.

**ORDER SETTING VALUE OF REAL PROPERTY LOCATED AT  
66 Madison Avenue, Jersey City, Hudson County, NJ  
For Debtor's Proposed Cram-Down,  
Based Upon Evidentiary Hearing Held on January 18, 2024**

The relief set forth on the following pages, numbered two (2), is hereby **ORDERED**.

**DATED: February 5, 2024**

  
\_\_\_\_\_  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

The Court having read and considered the papers submitted, including the appraisal report dated November 29, 2023 prepared by Lance Brown on behalf of the Debtor, Almoataz B. Basuoni Jr., and the appraisal report dated October 3, 2023 prepared by Charles Ciolino on behalf of the Creditor, Cenlar FSB as servicer for CitiMortgage, Inc., and the Court having heard and considered the testimony of both appraisers at the evidentiary hearing held in this matter on January 18, 2024, and for good cause shown, it is

ORDERED, that the value of the Debtor's real property located at 66 Madison Avenue, Jersey City, Hudson County, New Jersey, is determined to be \$600,000 as of September 19, 2022; and it is further

ORDERED, that Debtor's proposed cram-down contained in the Debtor's Plan filed in this Bankruptcy Case, shall be based upon a value of \$600,000.00 for the real property located at 66 Madison Avenue, Jersey City, Hudson County, New Jersey; and it is further

The Creditor's attorney shall serve this Order on the Debtor, any trustee and other party who entered an appearance on the motion.

In re:  
Almoataz B Basuoni  
Debtor

Case No. 22-17394-MBK  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: Feb 05, 2024

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 07, 2024:

Recip ID	Recipient Name and Address
db	+ Almoataz B Basuoni, 5 Edward Avenue, Old Bridge, NJ 08857-2101

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 07, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 5, 2024 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Craig Scott Keiser	on behalf of Creditor Bureau of Housing Inspection craig.keiser@law.njoag.gov
Denise E. Carlon	on behalf of Creditor Federal Home Loan Mortgage Corporation as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-2 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Maria Cozzini	on behalf of Creditor U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTI mcozzini@sternlav.com
Maria Cozzini	on behalf of Creditor Cenlar FSB as servicer for CitiMortgage Inc. mcozzini@sternlav.com

District/off: 0312-3

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Form ID: pdf903

Total Noticed: 1

Moshe Rothenberg

on behalf of Debtor Almoataz B Basuoni moshe@mosherothenberg.com  
alyson@mosherothenberg.com;ajohn880@gmail.com;rothenberg.mosheb128149@notify.bestcase.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7